

PROPERTY OWNERS ASSOCIATION 11<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**PHEASANT CREEK PROPERTY OWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bexar           §

1.     Name of Subdivision: Pheasant Creek
2.     Subdivision Location: Bexar County
3.     Name of Homeowners Association: Pheasant Creek Property Owners Association, Inc.
4.     Recording Data for Association: Plats Recorded at Bexar County:  
  Volume 9523 Page 137  
  9512       112  
  9526       45  
  9531       2  
  9524       112  
  9527       194
5.     Recording Data for Declaration and any amendments: Documents filed at Bexar County:  
  Declaration of Restrictive Covenants, Conditions and  
  Restrictions for Pheasant Creek Unit 2 and  
  Annexation to No Apple Creek Homeowners  
  Association Vol. 5333 pg. 1094  
  Declaration of the CC&R Unit 3 and Annexation to  
  No. Apple Creek HOA Vol. 5586, pg. 1041  
  Declaration of the CC&R Unit 4 and Annexation to  
  No. Apple Creek HOA, Vol. 5974 pg. 1834  
  Declaration of the CC&R Unit 5 and Annexation to  
  No. Apple Creek HOA, Vol. 6345, Pg. 1567  
  Amendment to the Dec. of CC&R for Pheasant Creek  
  Property Owners Association, Vol. 7882 Pg. 1246  
  Corrected Amendment to the Dec of CC&R,  
  Vol. 7983, pg. 1204  
  Dec of CC&R for No. Apple Creek HOA Vol. 8263,  
  Pg. 1939  
  Declaration of CC&R Unit 1, Vol. 5179, pg. 314

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Dedicatory Instrument (AOI and Bylaws):                      Recorded at Bexar County:  
Volume 7882 page 1246.

Force Maintenance Policy/Administrative Resolution No. 20120310 is attached to and filed with the Certificate filed under Doc# 30120073266.

Resolutions/Policies: All policies are attached to and filed with the Certificate filed under Doc # 20110214342-21, Book 15249, pg 388

Collection Policy signed 1/15/2010

Administrative Resolution No. 2010001

Administrative Resolution No. 2010002

Violation Policy signed 1/15/2010

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Forced Maintenance Policy

Architectural Guidelines

Guidelines:

All guidelines are attached to and filed with this Certificate

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays.

Resolutions/Policies/Guidelines: All policies listed below are attached to and filed under Book 16365 page 2430:

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy.

Fine Policy Resolution signed on 4.3.2014 is attached to and filed with under Doc#20140063140.

Statement of Exterior Paint Color and Fence Stain Policy effective 4/1/2014 is attached to and filed with Doc# 20140111540.

Administrative Resolution No.2014-0918 Board and Membership Meeting Rules and Statement of Association Meeting Guidelines Policy signed September 18, 2014 is filed under Book 16889, Page 411

Fencing Guidelines Policy Effective March 1, 2015 is filed under Document Number 20150019455.

Administrative Resolution No. 2015-01 Fence Maintenance and Construction Policy signed 1/22/2015 is filed under Document Number 20150019455.

Billing Policy and Payment Plan Guidelines is filed under Document No. 201800098324.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- **Administrative Transfer Fee - \$200.00**
- **Resale Package = \$375.00**
  - **Rush for Resale Package:**
    - **1 business day = \$120.00 / 3 business days = \$95.00**
  - **Add a Rush to an existing order = \$75.00 + Cost of a Rush**
  - **Update for Resale Package:**
    - **1-14 days = \$15.00 / 15-180 days = \$50.00**
- **Statement of Account only = \$120.00**
  - **Rush for Statement of Account only:**
    - **1 business day = \$110.00 / 3 business day = \$85.00**
  - **Update for Statement of Account only:**
    - **1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 11<sup>th</sup> day of November, 2021.

Pheasant Creek Property Owners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

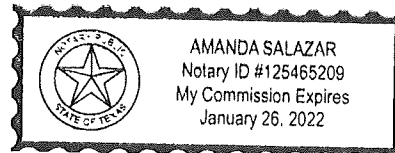
County of Bexar §

This instrument was acknowledged and signed before me on 11<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Pheasant Creek Property Owners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210316462  
**Recorded Date:** November 12, 2021  
**Recorded Time:** 10:17 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/12/2021 10:17 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk